109.0	0006	0021.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 723,000 / 723,000
					USE VALUE: 723,000 / 723,000
					ASSESSED: 723,000 / 723,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
129	-131	MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DANGOL SUNIL & BIMALA
Owner 2:	
Owner 3:	
Street 1:	131 MADISON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	214 SARATOGA LLC -
Owner 2:	-
Street 1:	13 SHELTON ROAD
Twn/City:	SWAMPSCOTT
St/Prov:	MA Cntry:
Postal:	01907

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1972, having primarily Aluminum Exterior and 1953 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6000.000	303,000		420,000	723,000
Total Card	0.138	303,000		420,000	723,000
Total Parcel	0.138	303,000		420,000	723,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.20 | /Parcel: 370.2

Legal Description

User Acct 69883

GIS Ref

GIS Ref

Insp Date 07/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 109.0-0006-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	302,200	0	6,000.	420,000	722,200	722,200	Year End Roll	12/18/2019
2019	105	FV	289,700	0	6,000.	414,000	703,700	703,700	Year End Roll	1/3/2019
2018	105	FV	232,300	0	6,000.	318,000	550,300	550,300	Year End Roll	12/20/2017
2017	105	FV	232,300	0	6,000.	300,000	532,300	532,300	Year End Roll	1/3/2017
2016	105	FV	232,300	0	6,000.	276,000	508,300	508,300	Year End	1/4/2016
2015	105	FV	240,000	0	6,000.	258,000	498,000	498,000	Year End Roll	12/11/2014
2014	105	FV	240,000	0	6,000.	237,600	477,600	477,600	Year End Roll	12/16/2013
2013	105	FV	240,000	0	6,000.	237,600	477,600	477,600		12/13/2012

!8561!

PRINT

Date	Time
12/10/20	23:07:46

LAST REV

Date	Time
07/30/18	10:12:12

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8561

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
214 SARATOGA LL	64623-68		12/8/2014		518,000	No	No		
ALBERTI ANTHONY	63630-124		5/19/2014	Change>Sale	458,000	No	No		
SHAO FEN FANG	43894-11		10/14/2004		420,000	No	No		
CATERINO GERTRU	27626-576		8/29/1997	Family	100	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2006	524	Wood Dec	10,000	C		G7	GR FY07	3 DECKS / 2 NEW SL
9/19/2003	801	Manual	2,400					new staircase

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2018	MEAS&NOTICE	PH	Patrick H
12/2/2008	Meas/Inspect	336	PATRIOT
12/13/2004	MLS	HC	Helen Chinal
2/1/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	69883
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	1 - 1 Story		
(Liv) Units:	3	Total:	3
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1972	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	15 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	2		
% Heated:	50	% AC:	35
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28.7	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.35000002
Const Adj.:	0.85010272
Adj $ / SQ:	183.622
Other Features:	144737
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	424960
Depreciation:	121963
Depreciated Total:	302996

COMMENTS

THREE MAIL BOXES AND 3 BELLS / EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	5	Baths:	3	HB	

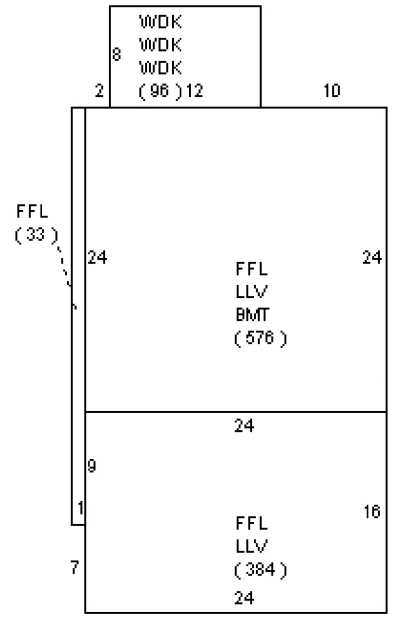
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	1
1	3	1	1
Totals			
3	13	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	993	183.620	182,337
LLV	Lower Level	960	115.680	111,055
BMT	Basement	576	55.090	31,730
WDK	Deck	288	8.050	2,319

Net Sketched Area:	2,817	Total:	327,441
Size Ad	993	Gross Are	2817	FinArea	1953
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	APT	100	F	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	165.26
Special Features:	0	Val/Su Net:	107.56
Final Total:	303000	Val/Su SzAd	305.14

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

109.0-0006-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	